



Celebrating 40 Years of “Building Communities Transforming Lives” 1975 - 2015



Our Mission

The Community Development (CD) Department is committed to making the City of Columbia and its neighborhoods a better place to *live, work and play*.

Community development is the fuel that supports the local economy by providing resources and opportunities for growth. The CD Department administers federal, state and local funds and ensures compliance; increases homeownership and builds neighborhood capacity through excellent customer service. Partnerships with banks, neighborhoods and organizations allow us to improve the quality of life and continue to make Columbia a *World Class City*.

The City of Columbia strives to provide safe, decent and affordable housing, a suitable living environment and economic opportunities especially for low to moderate income individuals and communities. Through Entitlement Grant funding awarded annually by the Department of Housing and Urban Development (HUD), the Department has been instrumental in the City of Columbia meeting the national objectives set by HUD to;

- ✚ **Provide a suitable living environment**
- ✚ **Provide decent housing and**
- ✚ **Expand economic opportunities**

And for 40 years the Department has done just that. By putting more than \$200 million into the local economy--which has leveraged well over \$1 billion in resultant investment—the Department has not just built communities; it has transformed the lives of Columbia's citizens.

Public Facilities

The Community Development Staff at the City of Columbia understands the importance of exercise and recreation when it comes to the welfare of Columbia's residents. During the past forty years, funds administered through the Community Development Department have been used for improvements at many of the City's Parks. Recent examples shown here include everything from tennis parks and playground equipment to community center buildings, swimming pools, and drainage projects.



Rocky Branch



South East Tennis Park



St. Anna's Park



Earlewood Park



Maxcy Gregg Pool



Community Garden

Economic Development

The City of Columbia Community Development Department continues to play a vital role in stimulating commercial development in many of Columbia's business districts. Over the years, numerous funding sources have been used by Community Development Staff to encourage updates and re-development of historic buildings and to help jumpstart local Columbia businesses. Some of the earliest re-development projects in the Vista and on Main Street were made possible with funding administered through the Community Development Department.



SOUTH CAROLINA
NONPROFIT
EXCELLENCE
AWARD



The City of Columbia has several providers of affordable permanent housing. These providers include: Healing Properties, MIRCI, Trinity Housing Corporation, Women's Shelter, Habitat for Humanity, just to name a few. TN Development Corporation, Palmetto Base Camp, Benedict-Allen CDC, The Columbia Housing Authority, Eau Claire Development and Columbia Development Corporation are non-profits that provide quality affordable housing. The City's HOME program assists new and existing non-profit housing providers through an annual set-aside of at least 15% of HOME funds. In the next five years, TN Development Corporation will complete its Pine Hurst development adding 45 plus new units of affordable rental housing. The City will continue to work with local non-profits through the HOME CHDO program, the Midlands Area Consortium for the Homeless, and the AIDS Housing of Metro Columbia housing Committee to further the efforts of local non-profits in increasing permanent affordable housing options.

Neighborhood Development



The Community Development Department of the City of Columbia, SC, continues to play an important role in the development of Columbia's neighborhoods. Part of our mission in Community Development is to remove slum and blight from our City. Whenever possible, dilapidated properties are "razed" and the vacant land is redeveloped into new single-family housing sub-divisions or into multi-family rental properties. This type of redevelopment is difficult to accomplish due to the limited availability of large tracts of land within the City limits. By partnering with various agencies, the Community Development Department has been able to provide the funds needed to bring this type of redevelopment to our City.

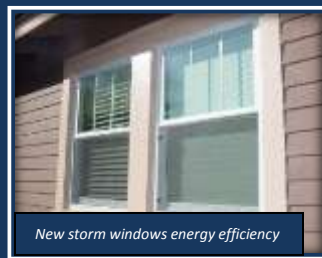


King Street

Arbor Hill

Schneider School

Community Development



During years of service to the citizens of Columbia, SC, the Community Development Department has offered numerous housing rehabilitation programs that have focused on energy efficiency. The Weatherization Program and the recently completed General Assistance Program [G.A.P.] are two examples. Although funding for these two programs has been depleted, each of these programs made it possible for a homeowner to retrofit a home with one or more EnergyStar® rated features such

as windows, doors, and heating & air systems. These efforts along with upgrades to insulation values helped to lower monthly utility cost thereby making homeownership possible for more lower-income residents.

The Community Development Department of the City of Columbia, SC strives to do its part in addressing the causes of slum and blight in Columbia's neighborhoods. One of the causes of slum and blight in a neighborhood is when a homeowner, for numerous reasons, can no longer maintain their home. Fortunately in Columbia, the Community Development Department has been able to offer homeowners the financial assistance needed to keep homes looking vibrant and new.

These before and after pictures help illustrate the effectiveness of Community Development loan programs from previous years.



Accessibility issues for the citizens of Columbia, SC, continue to be a focal point of the Community Development Department. Throughout the years, various programs have been implemented to help accommodate the needs of the elderly and/or physically challenged homeowner. While utilizing a Home Improvement Loan, Housing Emergency Loan Program [H.E.L.P.], or the “Ramps and Rails” week of service program, many homeowners were able to improve their quality of life by making their home more “user” friendly. Although several of the previously mentioned programs no longer exist, the City of Columbia’s Community Development Department continues to search for funding opportunities that will allow the continuation of such programs.



Housing Loan Program

The Community Development Department of Columbia, SC is eager to assist those wishing to become homeowners. With this in mind, Community Development Staff has been promoting our programs with an intense marketing campaign. Utilizing over \$52,000 dollars of funds generated through contributions from our banking partners, this campaign has included ads placed on downtown buildings, parking facilities, billboards, public transit, television, and ads displayed at area home shows. In addition to these ads, staff continues to promote our programs by distributing brochures and marketing items at events held throughout the year.

Through Community Development families have access to a wide range of financial and homeownership resources. Community Development programs increase homeownership and build neighborhood capacity through Partnerships with banks, neighborhoods and organizations. So everyone, “keep looking” for the signs of Community Development.

Our Impact
More than 3,600 clients served
Over \$14.5 million in outstanding loan balances
And a Delinquency rate of only 1%



Federal Compliance



The City of Columbia Community Block Grant Funding (CDBG)

CDBG funding is important tools for helping local governments tackle serious challenges facing their communities. The CDBG program has made a difference in the lives of millions of people and their communities across the Nation.

The City of Columbia's HOME Investment Partnership (HOME)

Program provides funding that communities use-often in partnership with local nonprofit groups-to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership. The HOME program helps to expand the supply of decent, affordable housing for low and very-low income families within the City.

COMMUNITY DEVELOPMENT DEPARTMENT CD ENTITLEMENT ADMINISTRATION & COMPLIANCE DIVISION OUTLINE OF SERVICES

The Community Development Department of Columbia, SC provides administration and compliance services for Federal Entitlement Grant programs awarded to the City of Columbia. The EAC Team mission is to maintain 100% compliance through expert communication and superior customer service.

The Housing Opportunities for Persons with AIDS (HOPWA)

HOPWA program is the only Federal program dedicated to the housing needs of people living with HIV/AIDS. Under the HOPWA program, HUD makes grants to local communities, States, and nonprofit organizations for projects that benefit low-income persons medically diagnosed with HIV/AIDS.

The HOPWA funding provides housing assistance and related supportive services. The City of Columbia's HOPWA program addresses the needs of low-income persons living with HIV/AIDS and their families by providing emergency and permanent housing and supportive services such rental assistance, homeless prevention, health care and mental health services, chemical dependency treatment, nutritional services, case management, assistance with daily living and other services.

Special Recognition

For the past 4 decades, the Department and its programs have impacted every neighborhood in Columbia. Through its residential loan programs, the Department has helped to finance more than 3,500 loans. For example, Robbie McClam, a local architect and owner of City Roots, utilized the City Living Loan Program and then encouraged his son to do the same. This program has now served two generations of Columbia residents and stands ready to continue for generations to come. Countless businesses have received either a loan for expansion or a façade loan to improve their properties. Many of the City's parks have been designed constructed or rehabilitated using our funding. Additionally, we have designed and implemented comprehensive training programs for our citizens.

I must salute Terry Bott, the first Community Development Director. He had vision and foresight; because of his leadership, we are sustainable today. In following his lead, I have tried to continue that entrepreneurial spirit; as is evident in all we do. We aren't afraid to step out of our surroundings and the traditional way of doing business, to be bold innovative thinkers. We want to be progressive and set a national standard for all to follow.

I am blessed to be able to come to work every day with a dedicated team. Thank you to the current and past staff; especially to the business and community leaders that have allowed us to be a part of their lives. It is our plan to continue to “Build Communities and Transform Lives”.

COMMUNITY DEVELOPMENT DEPARTMENT



**THE COMMUNITY DEVELOPMENT DEPARTMENT AND THE COLUMBIA COUNCIL OF
NEIGHBORHOODS ANNUAL AWARDS BANQUET
THURSDAY, MAY 7TH 2015/ THE MARRIOT HOTEL**

**COMMUNITY
DEVELOPMENT
40TH ANNIVERSARY
DOCUMENTARY HELD AT
NICKELODEON THEATER ON
MONDAY MAY 18TH, 2015.**





Thank you!

U.S. Department of Housing Development
For
“40 Years of Funding”



Celebrating 40 Years

BUILDING COMMUNITIES.
TRANSFORMING LIVES.

